

057.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,035,200 / 1,035,200

APPRAISED: 1,035,200 / 1,035,200

USE VALUE: 1,035,200 / 1,035,200

ASSESSED: 1,035,200 / 1,035,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KEELEY DAVID J/DEBORAH E	
Owner 2:	
Owner 3:	

Street 1: 15 PEIRCE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SAHLMAN JEREMY A -	
Owner 2: -	

Street 1: 15 PEIRCE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 3281 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 19 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4623		Sq. Ft.	Site		0	70.	1.21	11									391,083						391,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	4623.000	636,700	7,400	391,100	1,035,200		37908
							GIS Ref
							GIS Ref
							Insp Date
							09/24/18

Residential

CARD

ARLINGTON

 APPRAISED: 1,035,200 / 1,035,200
 USE VALUE: 1,035,200 / 1,035,200
 ASSESSED: 1,035,200 / 1,035,200

USER DEFINED

Prior Id # 1: 37908

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID 057.0-0003-0006.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	636,700	7400	4,623.	391,100	1,035,200		Year end	12/23/2021
2021	105	FV	609,300	7400	4,623.	391,100	1,007,800		Year End Roll	12/10/2020
2020	105	FV	609,300	7400	4,623.	391,100	1,007,800	1,007,800	Year End Roll	12/18/2019
2019	105	FV	456,600	7400	4,623.	391,100	855,100	855,100	Year End Roll	1/3/2019
2018	105	FV	456,600	7400	4,623.	262,600	726,600	726,600	Year End Roll	12/20/2017
2017	105	FV	429,900	7400	4,623.	251,400	688,700	688,700	Year End Roll	1/3/2017
2016	105	FV	429,900	7400	4,623.	229,100	666,400	666,400	Year End	1/4/2016
2015	105	FV	386,000	7400	4,623.	184,400	577,800	577,800	Year End Roll	12/11/2014

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAHLMAN JEREMY	45672-314		7/22/2005		675,000	No	No		
ORFANOS STEVEN	42881-107		4/30/2004	Sub Sale	624,900	No	No		
BOUBOULIS MICHA	31260-520		3/30/2000		378,000	No	No		
	12379-570		2/14/1973		38,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/16/2011	156	Manual	8,400						9/24/2018	MEAS&NOTICE	BS	Barbara S
9/18/2008	1164	Re-Roof	5,880						5/22/2009	Measured	189	PATRIOT
									6/18/2004	MLS	HC	Helen Chinal
									4/19/2000	Inspected	243	PATRIOT
									1/19/2000	Mailer Sent		
									1/19/2000	Measured	263	PATRIOT
									12/1/1991		PM	Peter M

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																	
Type: 13	- Multi-Garden			Full Bath: 3	Rating: Good																																																								
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																																																								
(Liv) Units: 3	Total: 3			3/4 Bath:	Rating:																																																								
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																																																								
Frame: 1	- Wood			1/2 Bath:	Rating:																																																								
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																																																								
Sec Wall:				OthrFix:	Rating:																																																								
Roof Struct: 1	- Gable			OTHER FEATURES																																																									
Roof Cover: 1	- Asphalt Shgl			Kits: 3	Rating: Good			<table border="1"> <tr> <td colspan="2">1st Res Grid</td> <td colspan="2">Desc: Line 1</td> <td colspan="2"># Units 1</td> </tr> <tr> <td>Level</td><td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td> </tr> <tr> <td>Other</td><td></td><td></td><td></td><td>FR</td><td>RR</td> </tr> <tr> <td>Upper</td><td></td><td></td><td></td><td>BR</td><td>FB</td> </tr> <tr> <td>Lvl 2</td><td></td><td></td><td></td><td>HB</td><td>L</td> </tr> <tr> <td>Lvl 1</td><td></td><td></td><td></td><td>O</td><td></td> </tr> <tr> <td>Lower</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Totals</td><td>RMs:</td><td>19</td><td>BRs:</td><td>7</td><td>Baths: 3</td><td>HB</td><td></td> </tr> </table>				1st Res Grid		Desc: Line 1		# Units 1		Level	FY	LR	DR	D	K	Other				FR	RR	Upper				BR	FB	Lvl 2				HB	L	Lvl 1				O		Lower						Totals	RMs:	19	BRs:	7	Baths: 3	HB	
1st Res Grid		Desc: Line 1		# Units 1																																																									
Level	FY	LR	DR	D	K																																																								
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View / Desir:				Frl:	Rating:																																																								
GENERAL INFORMATION				WSFlue:	Rating:																																																								
Grade: C	- Average			CONDOS INFORMATION																																																									
Year Blt: 1916	Eff Yr Blt:			Location:																																																									
Alt LUC:	Alt %:			Total Units:																																																									
Jurisdct: G12	Fact: .			Floor:																																																									
Const Mod:				% Own:																																																									
Lump Sum Adj:				Name:																																																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																	
Avg Ht/FL: STD				Phys Cond: GD	- Good			18.	%			Exterior:	No Unit	RMS	BRS	FL																																													
Prim Int Wal 2	- Plaster			Functional:								Interior:	1	7	3																																														
Sec Int Wall:				Economic:								Additions:	2	6	2																																														
Partition: T	- Typical			Special:								Kitchen:																																																	
Prim Floors: 3	- Hardwood			Override:								Baths:																																																	
Sec Floors: 4	- Carpet			Total:	18.6 %							Plumbing:																																																	
Bsmnt Flr: 12	- Concrete											Electric:																																																	
Subfloor:												Heating:																																																	
Bsmnt Gar:												General:	3	19	7	Totals																																													
Electric: 3	- Typical																																																												
Insulation: 2	- Typical																																																												
Int vs Ext: S																																																													
Heat Fuel: 2	- Gas																																																												
Heat Type: 3	- Forced H/W																																																												
# Heat Sys: 3																																																													
% Heated: 100				% AC:																																																									
Solar HW: NO	Central Vac: NO																																																												
% Com Wal	% Sprinkled																																																												
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:																																												
SPEC FEATURES/YARD ITEMS																																																													
PARCEL ID 057.0-0003-0006.0																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																												
3	Garage	D	Y	1	20X20	G	GD	1916	26.56	T	30	105			7,400		7,400																																												
More: N	Total Yard Items:	7,400		Total Special Features:			Total:	7,400																																																					
IMAGE AssessPro Patriot Properties, Inc																																																													